

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-23477 - OWNER/APPLICANT: SOUTHWEST DESERT
EQUITIES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

ANX-23477 - Staff Report Page One
September 13, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is intended to annex one parcel of land, generally located on the east side of the Puli Road Alignment 660 feet south of the Ann Road alignment, containing approximately 5.00 acres (APN 126-36-101-006), Ward 6 (Ross).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.00 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	R-U (Rural Open Land)- Clark County Designation
North	Undeveloped	PCD (Planned Community Development)	U(PCD)- (Undeveloped (Planned Community Development))- City of Las Vegas Designation
South	Undeveloped	PCD (Planned Community Development)	U(PCD)- (Undeveloped (Planned Community Development))- City of Las Vegas Designation
East	Undeveloped	PCD (Planned Community Development)	U(PCD)- (Undeveloped (Planned Community Development))- City of Las Vegas Designation
West	Undeveloped	R-C (Resource Conservation)	R-U (Rural Open Land)- Clark County Designation

ANX-23477 - Staff Report Page Two
September 13, 2007 - Planning Commission Meeting

ANALYSIS

The subject parcel is currently undeveloped. The current county zoning for the parcel is R-U (Rural Open Land), which allows 0.5 units per acre. The city's equivalent zoning is U (PCD) (Undeveloped- Planned Community Development) with a PCD (Planned Community Development) General Plan Designation. The applicant has indicated there are no plans to develop the parcel at this time.

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city.

FINDINGS

Since the subject parcel meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized by the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

0

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0